

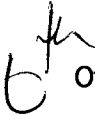


COMHAIRLE CONTAE CHILL MCHANTÁIN  
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe  
Planning, Economic and Rural Development

Áras An Chontae / County Buildings  
Cill Mhantáin / Wicklow  
Guthán / Tel (0404) 20148  
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CDP Architecture  
4 The Mall  
Main Street  
Lucan Villages  
Co. Dublin  
K78 V9R6

 Of July 2026

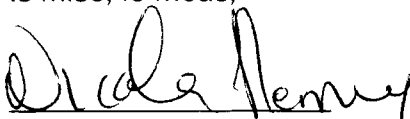
RE: Declaration in accordance with Section 5 of the Planning & Development Acts  
2000 (As Amended) -EX 70/2026 for Beakonbell Limited

A Chara,

I enclose herewith Declaration in accordance with Article 5 (2) (A) of the Planning &  
Development Act 2000.

Where a Declaration is used under this Section any person issued with a Declaration under  
subsection (2) (a) may, on payment to An Coimisiún Pleanála of such fee as may be  
prescribed, refer a declaration for review by the Coimisiún within four weeks of the date of  
the issuing of the declaration by the Local Authority.

Is mise, le meas,



ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT.

X





# Comhairle Contae Chill Mhantáin Wicklow County Council

## Pleanáil, Forbairt Eacnamaíochta agus Tuaithe Planning, Economic and Rural Development

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DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING & DEVELOPMENT ACT  
2000 AS AMENDED

Applicant: Beakonbell Limited

Location: Rockingham House & Unit No. 3 at Rockingham, Newcastle, County Wicklow

Reference Number: EX 70/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/805

A question has arisen as to whether "1. change of use of 3 Rockingham from workshop to a 1-bedroom residential unit, 2. change of use of Rockingham House from exhibition café and offices to 3-bedroom residential unit" at Rockingham House & Unit No. 3 at Rockingham, Newcastle, County Wicklow is or is not exempted development.

### Having regard to:

- The details submitted with the Section 5 Declaration.
- The planning history PRR:98/9084 AND PRR: 98/9277
- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- Article 10 (6), and Schedule 2: Part 4 of the Planning and Development Regulations 2001 (as amended).

### Main Reasons with respect to Section 5 Declaration:

- The change of use from workshop (permitted for craft businesses) and from exhibition café and offices to use as residence(s) would be materially different in character, have differing traffic movement, patterns of usage, and amenity requirements.
- The change of use would therefore be development having regard to the definition set out in Section 3(1)(a) of the Planning and Development Act 2000(as amended).
- The change of use of workshop to residential would not accord with the provisions and limitations set out in Article 10 (6) of the Planning and Development Regulations 2001 (as amended), and the change of use is therefore not exempted development.
- The change of use of exhibition café and offices to residential would accord with the provisions and limitations set out in Article 10 (6) of the Planning and Development Regulations 2001 (as amended), and the change of use is therefore exempted development.


### The Planning Authority considers that:

The Planning Authority considers that:

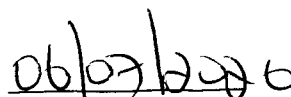
- "The change of use of 3 Rockingham, from a workshop to a 1-bedroom residential unit "at 3 Rockingham, Newcastle, Co. Wicklow **is development and is not exempted development.**
- "Change of use of Rockingham House from exhibition café and offices to 3-bedroom residential unit" at Rockingham House Newcastle, Co. Wicklow **is development and is exempted development.**

Within the meaning of Planning & Development Act 2000 (as amended)

Signed:

  
ADMINISTRATIVE OFFICER  
PLANNING DEVELOPMENT & ENVIRONMENT

Date:





WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)  
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/805

Reference Number: EX 70/2026

Name of Applicant: Beakonbell Limited

Nature of Application: Section 5 Referral as to whether “1. *change of use of 3 Rockingham from workshop to a 1-bedroom residential unit, 2. change of use of Rockingham House from exhibition café and offices to 3-bedroom residential unit*” is or is not development and is or is not exempted development.

Location of Subject Site: Rockingham House & Unit No. 3 at Rockingham, Newcastle, County Wicklow

Report from: Holly O’Connor, EP, Edel Bermingham, T/SP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether “1. *change of use of 3 Rockingham from workshop to a 1-bedroom residential unit, 2. change of use of Rockingham House from exhibition café and offices to 3-bedroom residential unit*” at Rockingham House & Unit No. 3 at Rockingham, Newcastle, County Wicklow Is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

**Having regard to:**

- a) The details submitted with the Section 5 Declaration.
- b) The planning history PRR:98/9084 AND PRR: 98/9277
- c) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- d) Article 10 (6), and Schedule 2: Part 4 of the Planning and Development Regulations 2001 (as amended).

**Main Reasons with respect to Section 5 Declaration:**

- i. The change of use from workshop (permitted for craft businesses) and from exhibition café and offices to use as residence(s) would be materially different in character, have differing traffic movement, patterns of usage, and amenity requirements.
- ii. The change of use would therefore be development having regard to the definition set out in Section 3(1)(a) of the Planning and Development Act 2000(as amended).
- iii. The change of use of workshop to residential would not accord with the provisions and limitations set out in Article 10 (6) of the Planning and Development Regulations 2001 (as amended), and the change of use is therefore not exempted development.
- iv. The change of use of exhibition café and offices to residential would accord with the provisions and limitations set out in Article 10 (6) of the Planning and Development Regulations 2001 (as amended), and the change of use is therefore exempted development.

**Recommendation**

The Planning Authority considers that:

1. *"The change of use of 3 Rockingham, from a workshop to a 1-bedroom residential unit "at 3 Rockingham, Newcastle, Co. Wicklow is development and is not exempted development.*
2. *"Change of use of Rockingham House from exhibition café and offices to 3-bedroom residential unit" at Rockingham House Newcastle, Co. Wicklow is development and is exempted development.*

Within the meaning of Planning & Development Act 2000 (as amended)

Signed: 

Date: 06/07/2026

**ORDER:**

**I HEREBY DECLARE:**

1. *"The change of use of 3 Rockingham, from a workshop to a 1-bedroom residential unit "at 3 Rockingham, Newcastle, Co. Wicklow is development and is not exempted development.*
2. *"Change of use of Rockingham House from exhibition café and offices to 3-bedroom residential unit" at Rockingham House Newcastle, Co. Wicklow is development and is exempted development.*

Signed: 

T/Senior Planner  
Planning, Economic & Rural Development

Date: 6/7/2026

**WICKLOW COUNTY COUNCIL  
PLANNING DEPARTMENT**

**PLANNING REPORT SECTION 5 APPLICATION**

**TO:** EDEL BERMINGHAM S.P/ PATRICE RYAN S.E.P  
**FROM:** HOLLY O'CONNOR E.P.  
**SUBJECT REF:** EX 70/2026  
**DECISION DATE:** 07/07/2026  
**APPLICANT:** BEAKONBELL LIMITED  
**ADDRESS:** ROCKINGHAM HOUSE A63PY29 & 3 ROCKINGHAM, NEWCASTLE,  
 CO.WICKLOW, A63X079  
**EXEMPTION QUERY:** CHANGE OF USE FROM COMMERCIAL TO RESIDENTIAL

**Site Location:**

The subject site is in the Village Centre/ Primary Development Area of Newcastle, a level 6: Small Towns – Type 2. The site is along Regional Road R761. The subject site consists of Rockingham House, a 3-bay, two-storey town house building. Adjoining Rockingham House is a lower pitch 1.5 storey town house style building. There are several protected/ NIAH listed structures in close proximity to the subject site but Rockingham House and the adjoining town house are not protected. A stream is located c.70m to the South which is hydrologically linked to The Murrough SAC/ SPA, pNHA,

**Land use:**

Settlement: Newcastle Town Plan  
 Zoning Primary Development Area

**Planning History:**

98/9084: PP GRANT for alterations & additions to existing coach house.  
 98/9277: PP GRANTED for change of use of 2 storey building from offices & shop to cafe & offices on ground floor & from residential to consulting rooms & offices on first floor.

**Others on site**

24/60347: PP REFUSED for (a) The demolition of the rear extension to Rockingham House; (b) Proposed modifications to Rockingham House's rear elevation and internal layout to achieve a 3-bed house; (c) The Construction of 2 no. 3-bed houses; all with associated private open space, communal open space, landscaping, car parking, and other necessary site works.

2 reasons:

1. Having regard to:
  - a) The development description which is considered to be misleading as it refers to the modification of Rockingham House to achieve a 3 bed house and the construction of 2 no. 3 bed houses when compared to the drawings submitted which represent the part change of use, part demolition, extension and reconfiguration of Rockingham House to form 2 no. 3 bed dwellings along with the part demolition, extension and change of use of the existing adjoining 1 and half storey structure attached to the south to form a 2 storey 3 bed dwelling;

b) The provision of car parking and communal open spaces as part of this current planning application to serve a separate adjoining residential development of circa 10 dwellings and;

c) The failure of the applicant to submit adequate information including internal drawings and details of the residential development within the blue line boundary to allow for the full an informed assessment of the quantity and quality of the proposed communal open space and car parking layout,

It is considered that the applicant has submitted inadequate information to allow the Planning Authority to make a full and informed assessment of this planning application and that the proposed development would result in a haphazard, piecemeal and substandard form of residential development, which would be contrary to Objectives CPO 6.3, 6.4 and 6.5 of the 2022-2028 County Development Plan, which seek the highest possible standard of living for future occupants and the highest quality of layout and design for new residential development in accordance with the standards set out in the Development and Design Standards (Appendix 1). Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

2. The applicant has failed to demonstrate that the existing residential units within the blue line boundary of the site are in accordance with the Planning and Development Act (Exempted Development) Regulations 2022. The granting of planning permission for the current proposed development would therefore represent consolidation of unauthorized development on this site noting that both developments are co-dependent on the same proposed communal open space areas, car parking area and existing vehicular access point. The development would set a precedent for further similar type development in the area, would undermine the planning regulations and would therefore be contrary to the proper planning and sustainable development of the area.

23/590: PP REFUSED for demolition of the rear extension to Rockingham House to construct a 2-storey structure consisting of 2 No. 2-Bed apartments; provision of 1 No. 2 bedroom apartment by way of extending part of the first floor of Rockingham House by 36.2sq.m; and in addition, construction of 1 no. 2 storey 3-Bed Dwelling, all with associated private open space, landscaping, bike storage, car parking, bin storage, and other necessary site works.

04/294: PP GRANTED for 4 no. two storey dwellings with studio workshops. 2 no. two storey studio workshop buildings and a two storey consultants / office building with associated drainage and site works.

●/8898: PP REFUSED for 4 no two storey dwellings with studio workshops, 2 no. two storey studio workshop buildings and a two-storey consultancy / office building with associated drainage and site works.

99/790: PP REFUSED for septic tank & puraflo system.

Relevant legislation:

**Planning Design Standards for Apartments : Guidelines for Planning Authorities (2025)**

**Minimum overall apartment floor areas**

Studio	32 sq m	(n/a)
One bedroom	43 sq m	(38 sq m)
Two bedrooms (3 person)	63 sq m	(55 sq m)
Two bedrooms (4 person)	73 sq m	
Three bedroom (4 persons)	76 sq m	(70 sq m)
Three bedrooms (3 persons)	90 sq m	

\* Figures in brackets refer to 1995 Guidelines

**Minimum storage space requirements**

Studio	3 sq m
One bedroom	3 sq m
Two bedrooms (3 person)	3 sq m
Two bedrooms (4 person)	6 sq m
Three bedrooms (4 persons)	6 sq m
Three bedrooms (3 persons)	9 sq m

\* Note: Where secure, allocated storage is provided in addition to that within individual units, it may be used to satisfy up to half of the minimum storage requirement for individual apartment units, but shall not serve to reduce the minimum floor area required to be provided within each individual apartment unit, as set out in these Guidelines

**Planning and Development Act 2000 (as amended)**

'shop' means a structure used for any or all of the following purposes, where the sale, display or service is principally to visiting members of the public –

- (a) for the retail sale of goods,
- (b) as a post office,
- (c) for the sale of tickets or as a travel agency,
- (d) for the sale of sandwiches or other food or of wine for consumption off the premises, where the sale of such food or wine is subsidiary to the main retail use, and "wine" is defined as any intoxicating liquor which may be sold under a wine retailer's off-licence (within the meaning of the Finance (1909-1910) Act, 1910), 10 Edw. 7. & 1 Geo. 5, c.8,
- (e) for hairdressing,
- (f) for the display of goods for sale,
- (g) for the hiring out of domestic or personal goods or articles,
- (h) as a launderette or dry cleaners,
- (i) for the reception of goods to be washed, cleaned or repaired,

but does not include any use associated with the provision of funeral services or as a funeral home, or as a hotel, a restaurant or a public house, or for the sale of hot food or intoxicating liquor for

consumption off the premises except under paragraph (d), or any use to which class 2 or 3 of Part 2 of Schedule 2 applies;

**Section 2:**

“structure” means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

(a) where the context so admits, includes the land on, in or under which the structure is situated,

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

**Development -Section 3:**

"development" means—

(a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land, or

Section 4(2) provides that the Minister may by regulations provide any class of development to be exempted development. The Regulations which are applicable in this case are the Planning and Development Regulations 2001 (as amended).

**Exempted Development Section 4:**

(1) The following shall be exempted developments for the purposes of this Act—

(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

(3); A reference in this Act to exempted development shall be construed as a reference to development which is—

(a) any of the developments specified in subsection (1), or

(b) development which, having regard to any regulations under subsection (2), is exempted development for the purposes of this Act.

4 (4) Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

**Planning & Development Regulations 2001 (as amended)**

Article 10(6) –

(a) In this sub-article—

‘habitable room’ means a room used for living or sleeping purposes but does not include a kitchen that has a floor area of less than 6.5 square metres;

‘relevant period’ means the period from 8 February 2018 until 31 December 2028.

- This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2  
< See Full Article for Restrictions >

#### **Schedule 2, Part 4-**

##### **CLASS 1**

Use as a shop.

##### **CLASS 2**

Use for the provision of—

- (a) financial services,
  - (b) professional services (other than health or medical services),
  - (c) any other services (including use as a betting office),
- where the services are provided principally to visiting members of the public.

##### **CLASS 3**

Use as an office, other than a use to which class 2 of this Part of this Schedule applies.

##### **CLASS 6**

Use as a residential club, a guest house or a hostel (other than a hostel where care is provided).

##### **CLASS 12**

Use as a Public House, meaning a premises which has been licensed for the sale and consumption of intoxicating liquor on the premises under the Licensing Acts 1833 to 2018.

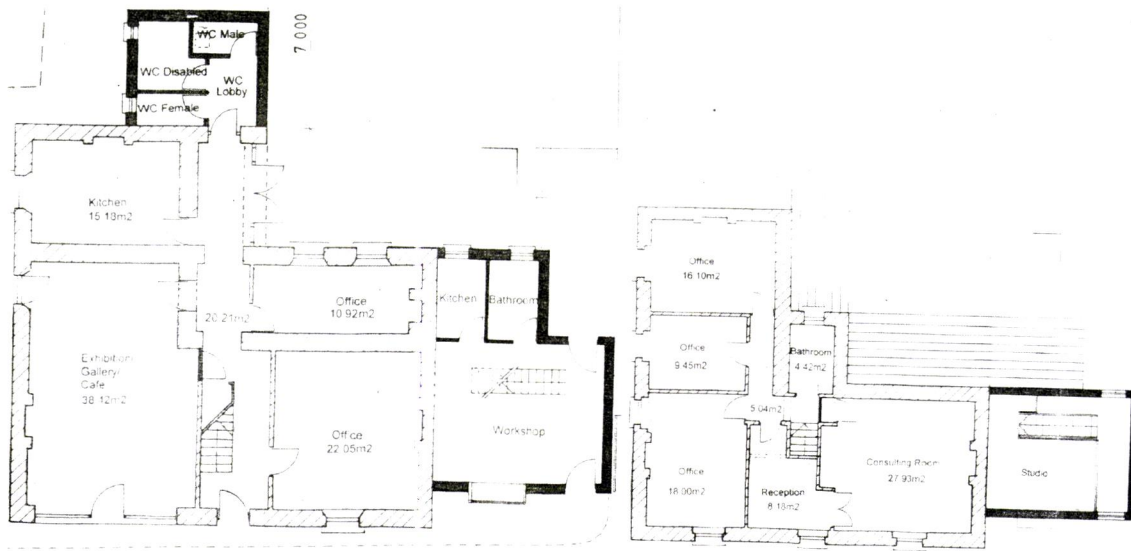
#### **Declaration details submitted:**

- Change of use of 3 Rockingham A63 x079 from workshop & office to 1-bedroom residential unit (53.5sqm).
  - 1 fire escape window to rear.
  - No changes to existing frontage.
- Change of use of Rockingham House A63 PY29 from exhibition/ café/ gallery/ kitchen & offices to a 4-bedroom residential unit (208.88sqm).
  - Changes to front elevations by removing storefront glazing and replacing with windows.
- The existing structure (both units) is vacant for more than 2 years.

#### **Current Status:**

- PRR: 98/9277 (granted 09/02/1999) involved the change of use of the structure(s)
- Rockfield House to an exhibition gallery/café and offices/consultants
  - No.3 Rockfield to a workshop & Studio

There is no other planning history on the site with respect to change of use. The permitted floor plans are detailed below:



Rockingham House -	Ground:	Exhibition Café, Office x 2, Kitchen & WC
	First:	Reception, Office x 3, Consulting room (for reflexology and homeopathy) & Bathroom
3 Rockingham -	Ground:	Workshop, Bathroom & Kitchen
	First:	Studio

**Assessment:**

The first assessment must be whether or not the proposal outlined above constitutes development within the remit of Section 3 of the Planning and Development Act 2001. In this regard, Section 3 of the Planning and Development Act provides that: *“development”* means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 2 of the Act defines works as *“works”* includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

The proposed works/change of use

- from Exhibition Cafe & Offices to use as a residence and
- from Workshop/studio to use as a residence

would be materially different in character, have differing traffic movement, patterns of usage, and amenity requirements. It is therefore considered that the change of use would be material, and therefore development having regard to the definition set out in Section 3(1)(a) of the Planning and Development Act 2000(as amended).

The proposed development is also considered to be 'works' noting that it would require alteration, repair or renewal to the structure on site.

The next question is therefore would the conversion come within the provisions set out under Article 10 (6), and the following sets out compliance with respect to each element of Article 10 (6):

*'relevant period' means the period from 8 February 2018 until 31 December 2028.*

### 3 Rockingham A63 X079

*(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2*

3 Rockingham A63 X079 was permitted for use as workshop space for craft businesses. This is not a Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2.

*(c) (i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,*

Yes - structure was completed prior to the 8<sup>th</sup> February 2018

*(c) (ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3 or 6, or 12,*

Details not provided. Permission from late 90s for use as a craft workshop.

*(c)(iii) the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development, then the proposed development for residential use, and any related works, shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d).*

Yes. Submitted that the building has been vacant for more than 2 years.

*(d) (i) The development is commenced and completed during the relevant period.*

The relevant period is the 18th of February 2018 until 31 December 2028 - No indication when works will be completed.

*(d) (ii) Subject to sub-paragraph (iii), any related works, including works as may be required to comply with subparagraph (vii), shall – (I) primarily affect the interior of the structure, (II) retain 50 per cent or more of the existing external fabric of the building, and (III) not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.*

Yes. Works will primarily affect the interior of the structure and will retain 50% of the external fabric and not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.

*(iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.*

Yes. No works to existing frontage proposed.

*(d)(iv) No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.*

N/A

*(d)(v) No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.*

1 residential unit to be provided.

*(d)(vi) Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines.*

Floor Areas of Unit would meet the Guidelines –One bedroom overall size is 53.5sqm  
Storage area is in excess of 5sqm

*(vii) Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.*

Yes.

*(viii) No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.*

Not applicable

*(ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.*

The development will not contravene a condition.

*(x) No development shall relate to any structure in any of the following areas:  
(I) an area to which a special amenity area order relates;  
(II) an area of special planning control;  
(III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.*

Not Applicable

(xi) No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.

Not Applicable.

(xii) No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice — Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.

Not applicable, connection to mains.

### Rockingham House A63PY29

(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2

Rockingham House was permitted for use as a cafe & offices on ground floor & consulting rooms & offices on first floor. The primary use of the building is office use and the exhibition café is considered to be a 'shop' use and therefore the existing use as a Class 1 shop and Class 2 office.

(c) (i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,

Yes - structure was completed prior to the 8<sup>th</sup> February 2018

(c) (ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3 or 6, or 12,

Yes – In use as Class 1 and Class 2. Noted that this building would have historically had residential use.

(c)(iii) the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development, then the proposed development for residential use, and any related works, shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d).

Yes. Submitted that the building has been vacant for more than 2 years.

(d) (i) The development is commenced and completed during the relevant period.

The relevant period is the 18th of February 2018 until 31 December 2028 - works can be completed in this period.

(d) (ii) Subject to sub-paragraph (iii), any related works, including works as may be required to comply with subparagraph (vii), shall – (I) primarily affect the interior of the structure, (II) retain 50 per cent or more of the existing external fabric of the building, and (III) not materially affect

*the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.*

Yes. Works will primarily affect the interior of the structure and will retain 50% of the external fabric and not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.

*(iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.*

Yes. The works to the front involve a new window to match the existing fenestration.

*(d)(iv) No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.*

N/A

*(d)(v) No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.*

1 residential unit to be provided.

*(d)(vi) Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments — Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or replacement guidelines.*

Floor Areas of Unit would meet the Guidelines – Three bedroom (5PE) overall size is 208.88sqm  
Storage area is in excess of 10sqm

*(vii) Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.*

Yes.

*(viii) No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.*

Not applicable

*(ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.*

● The development will not contravene a condition.

*(x) No development shall relate to any structure in any of the following areas:*

*(I) an area to which a special amenity area order relates;*

*(II) an area of special planning control;*

*(III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.*

Not Applicable

*(xi) No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.*

Not Applicable.

*(xii) No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice — Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.*

Not applicable, connection to mains.

#### **Conclusion:**

The change of use of 3 Rockingham A63 X079 from workshop to 1-bedroom residential unit (53.5sqm) does not come within the scope of Article 10 (6) as the permitted workshop is not a class provide for.

Insufficient information has been submitted by the applicant in order to allow the Planning Authority to make a full and informed assessment with respect to the change of use of Rockingham House A63PY29.

#### **Recommendation:**

**SPLIT DECISION** as follows:

With respect to the query under Section 5 of the Planning and Development Act 2000(as amended), as to whether

1. Change of use of 3 Rockingham, Newcastle, Co. Wicklow A63 X079, from workshop to a 1-bedroom residential unit

constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

The Planning Authority considers that the change of use of the existing workshop/studio unit to residential use is **Development and is NOT Exempted Development**

2. Change of use of Rockingham House, Newcastle, Co. Wicklow, A63 PY29, from exhibition café and offices to 3-bedroom residential unit

constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

The Planning Authority considers that the change of use of the exhibition café and offices to residential use is **Development and is Exempted Development**.

Main Considerations with respect to Section 5 Declaration:

- a) The details submitted with the Section 5 Declaration.
- b) The planning history PRR:98/9084 AND PRR: 98/9277
- c) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- d) Article 10 (6), and Schedule 2: Part 4 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- i. The change of use from workshop (permitted for craft businesses) and from exhibition café and offices to use as residence(s) would be materially different in character, have differing traffic movement, patterns of usage, and amenity requirements.
- ii. The change of use would therefore be development having regard to the definition set out in Section 3(1)(a) of the Planning and Development Act 2000(as amended).
- iii. The change of use of workshop to residential would **not** accord with the provisions and limitations set out in Article 10 (6) of the Planning and Development Regulations 2001 (as amended), and the change of use is therefore **not** exempted development.
- iv. The change of use of exhibition café and offices to residential would accord with the provisions and limitations set out in Article 10 (6) of the Planning and Development Regulations 2001 (as amended), and the change of use is therefore **exempted development**.

*Holly O'Connor*

Date: 30/06/2026

Holly O'Connor E.P

*Holly O'Connor*  
30/6/2026

# MEMORANDUM

## WICKLOW COUNTY COUNCIL


---

**TO: Holly O'Connor**                      **FROM: Aoife Kinsella**  
**Executive Planner**                      **Clerical Officer**

**RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (as amended) -EX70/2026**

I enclose herewith for your attention application for Section 5 Declaration received 10/06/2026.

The due date on this declaration is the 07/07/2026.

  
**Clerical Officer**  
**Planning Development & Environment**



# Comhairle Contae Chill Mhantáin Wicklow County Council

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe  
Planning, Economic and Rural Development**

Áras An Chontae / County Buildings  
Cill Mhantáin / Wicklow  
Guthán / Tel (0404) 20148  
Faics / Fax (0404) 69462  
Rphost / Email: [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

CDP Architecture  
4 The Mall  
Main Street  
Lucan Villages  
Co. Dublin  
K78V9R6

10<sup>th</sup> of June 2026

**RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX70/2026 for Beakonbell Limited**

A Chara

I wish to acknowledge receipt on 10/06/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 07/07/2026.

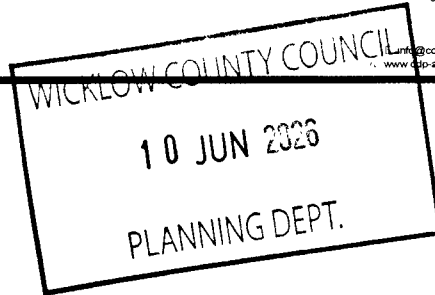
Mise, le meas

Aoife Kinsella

Aoife Kinsella  
Clerical Officer  
Planning, Economic & Rural Development



Wicklow County Council  
Planning Department  
County Buildings  
Whitegates  
Wicklow  
Town Co.  
Wicklow



**SECTION 5 APPLICATION**

09/06/2026

**Re: Section 5 Application - Unit no. 3 & Rockingham House at Rockingham, Newcastle, County Wicklow, 63 X079 & A63 PY29.**

**Proposal: (i) Change of use of existing workshop & offices to a 1-bed residential unit, and (ii) Change of use of existing Exhibition/ Café/ Gallery/ kitchen & offices to a 4-bed residential unit, at No. 3 and Rockingham House located at Rockingham, Newcastle, County Wicklow A63 X079 & A63 PY29.**

Dear Sir / Madam,

On behalf of our client, Beakonbell Limited, we wish to lodge this Application for a Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (as amended) as to what is or is not development or is or is not exempted development. A Notification of Exempted Development – Article 10(6) Change of Use Exemption (S.I. 75 of 2022) was also registered with Wicklow Co. Co. on 28.04.2026 under the ref. Notification no. 54.

To support this application, we hereby include the following documentation:

- Wicklow County Council Section 5 Application Form;
- Application Fee - Cheque €80;
- Architects Issue Sheet;
- Site Location Map as prepared by CDP Architecture;
- Architect's Drawings as per the Architects issue sheet;
- Acknowledge receipt issued by Wicklow Co. Co. on 28.04.2026 - Article 10(6) Change of Use Exemption (S.I. 75 of 2022) - Notification no. 54.

Taking the accompanying information into consideration, on behalf of our client, we ask that Wicklow County Council formally acknowledge and approve this Section 5 application to confirm that the proposed is exempted development.

Please advise us if there are any omissions or issues in relation to this application.

Yours Sincerely,



---

Paolo Trolese

Director on behalf of CDP Architecture

cc Applicant / Client

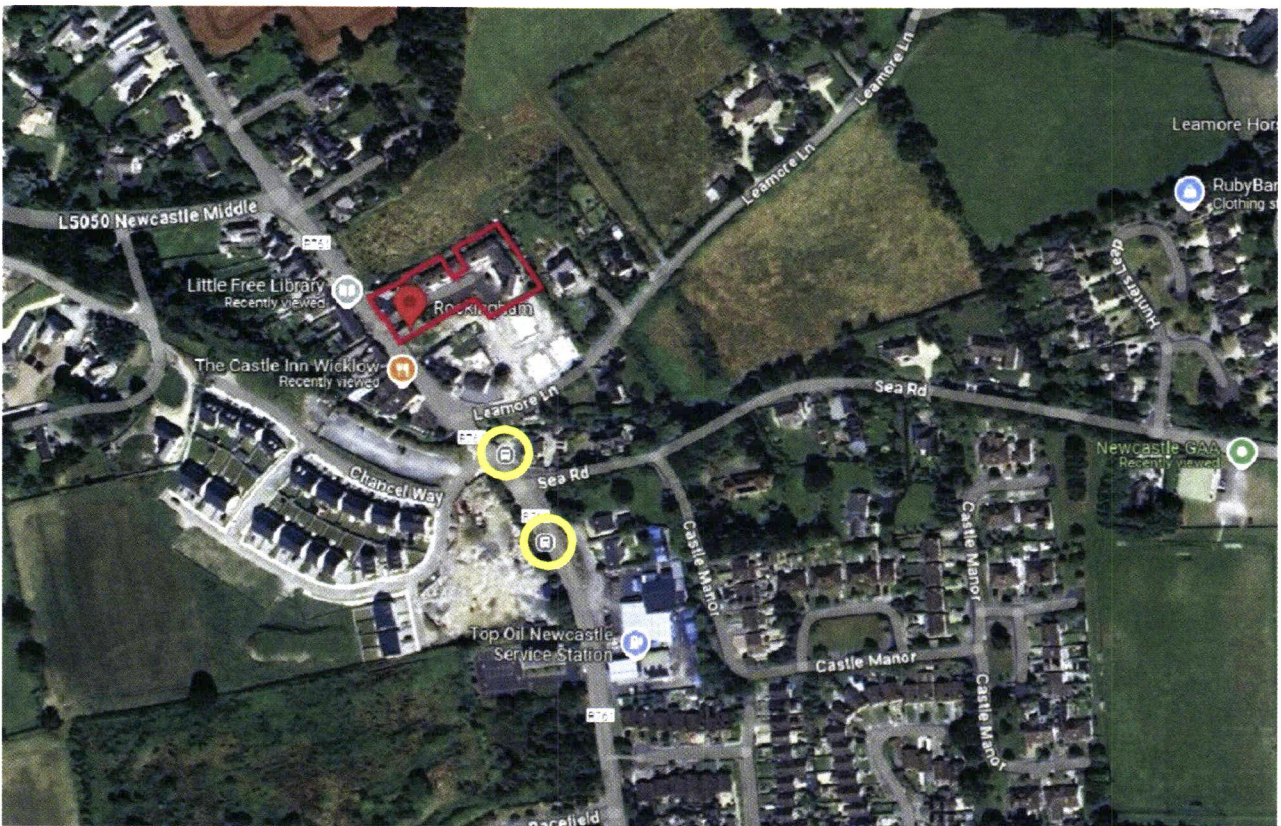
## 1.3 Site Description & Context

The site is situated on the eastern side of the Main Street in Newcastle. The location offers convenient access to various amenities in the area, Newcastle Community Centre, Newcastle Playground, and the Holy Spirit Oratory.

St. Francis's Primary School and Newcastle Church are a ten-minute walk to the north-west of the site. Newcastle GAA Club is 500m to the east. Additionally, the location is close to local commercial establishments such as The Castle Inn and The King's Quarters restaurant. Newcastle Hospital is 2.5km away and the towns of Newtown Mount Kennedy and Kilcoole are both within a ten-minute drive.

With a total area of approximately 1,537m<sup>2</sup> or 0.15 hectares (0.38 acres), the site is accessible through the main street of Newcastle (R761), connected to the M11. The site includes an existing residential area and green fields in the remaining space. The site is predominantly surrounded by agricultural fields and old residential developments. Please see the images below of the existing structure in question.

There are 2 No. bus stops located very close to the site, No. 4261 and No. 4260, as indicated under Reference Image 1 below. Both bus stops have regular routes servicing from Blackrock Towards Newcastle. The area is well-served by public transportation and offers convenient access to local amenities.



Reference Image 01: Aerial View of Subject Site – Site Boundary subject to the Section 5 Application Outlined in **Red** proximity to bus routes highlighted in **Yellow**.



*Reference Image 02: Rockingham House and Units 3 (Front)*



*Reference Image 03: Rockingham House and Unit 3 (Rear)*

## 0 Previous / Relevant Planning

### 2.1 Application Ref. 989277 (Wicklow County Council)

**Description:** 4 no. two storey dwellings with studio workshops. 2 no. two storey studio workshop buildings and a two storey consultants / office building with associated drainage and site works

**Decision:** Conditional

### 2.2 Application Ref. 23590 (Wicklow County Council)

**Description:** demolition of the rear extension to Rockingham House to construct a 2-storey structure consisting of 2 No. 2-Bed apartments; provision of 1 No. 2 bedroom apartment by way of extending part of the first floor of Rockingham House by 36.2sq.m, and in addition, construction of 1 no. 2 storey 3-Bed Dwelling, all with associated private open space, landscaping, bike storage, car parking, bin storage, and other necessary site works  
4 no. two storey dwellings with studio workshops. 2 no. two storey studio workshop buildings and a two storey consultants / office building with associated drainage and site works

**Decision:** Refused

### 2.3 Application Ref. 2460347 (Wicklow County Council)

**Description:** Demolition of the rear extension to Rockingham House to construct a 2-storey structure consisting of 2 No. 2-Bed apartments; provision of 1 No. 2 bedroom apartment by way of extending part of the first floor of Rockingham House by 36.2sq.m; and in addition, construction of 1 no. 2 storey 3-Bed Dwelling, all with associated private open space, landscaping, bike storage, car parking, bin storage, and other necessary site works  
4 no. two storey dwellings with studio workshops. 2 no. two storey studio workshop buildings and a two storey consultants / office building with associated drainage and site works

**Decision:** Refused

### 2.4 Application Ref. 989084 (Wicklow County Council)

**Description:** Alterations & additions to existing coach house

**Decision:** Conditional

### 2.5 Article 10(6) Change of Use Exemption (S.I. 75 of 2022) - Notification no. 54

**Description:** Change of use to residential use of premises at No. 3 and Rockingham House located at Rockingham, Newcastle, County Wicklow A63 X079 & A63 PY29.

**Status:** Acknowledge receipt issued by Wicklow Co. Co. on 28.04.2026.

### 3.6 Outline Proposal

The development under this application will consist of (i) Change of use of existing studio & workshop to a 1-bed 2 Person residential unit (ii) Change of use of existing Exhibition/ Café/ Gallery/ kitchen & offices to a 4-bed 7-person residential unit.



Reference Image 04: Proposed Site plan

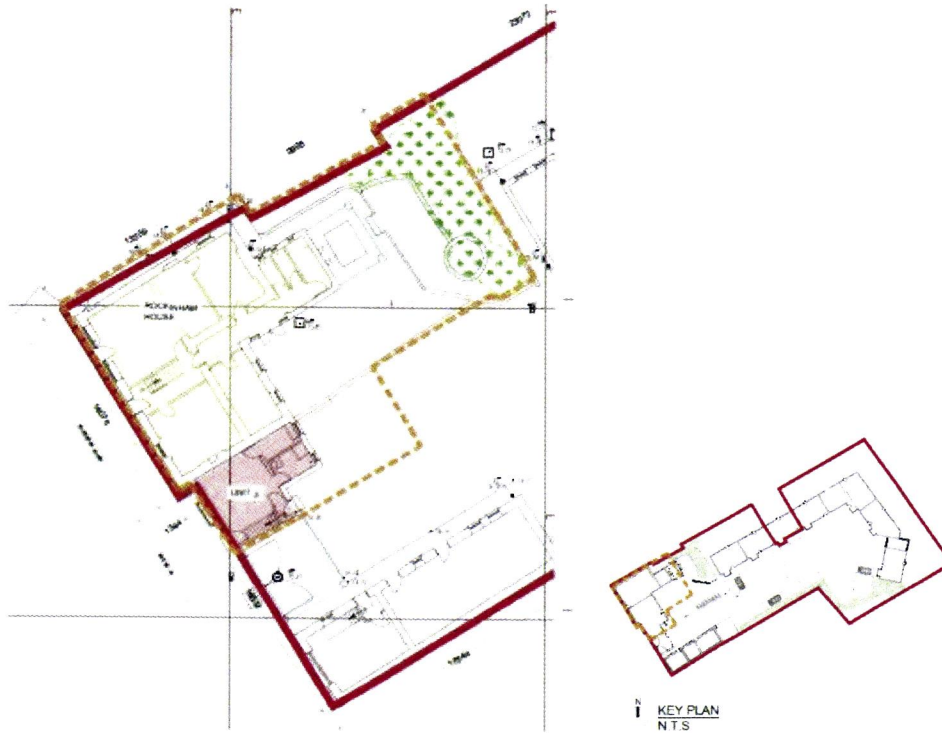


### UNIT 3

- No changes to the existing front elevation.
- Added 1no. of fire escape windows at the rear.
- Change of use of existing workshop & offices to a 1-bed residential unit.

### ROCKINGHAM HOUSE

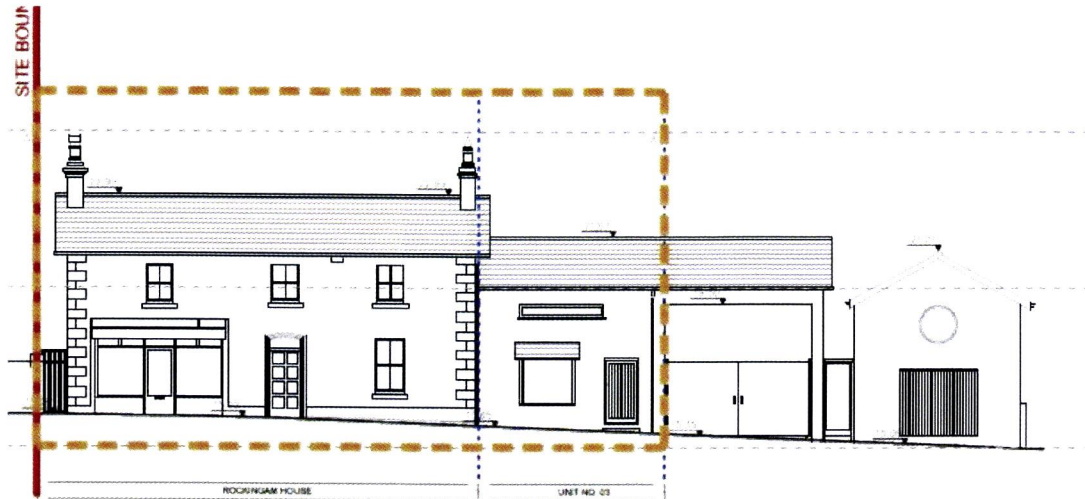
- Slight changes to the existing elevations by removing the storefront glazing and replacing them with a window
- Change of use of existing Exhibition/ Café/ Gallery/ kitchen & offices to a 4-bed residential unit.



Reference Image 05: Existing Ground Floor Plan Rockingham House and Unit 3



Reference Image 06: Existing First Floor Plan Rockingham House and Unit 3

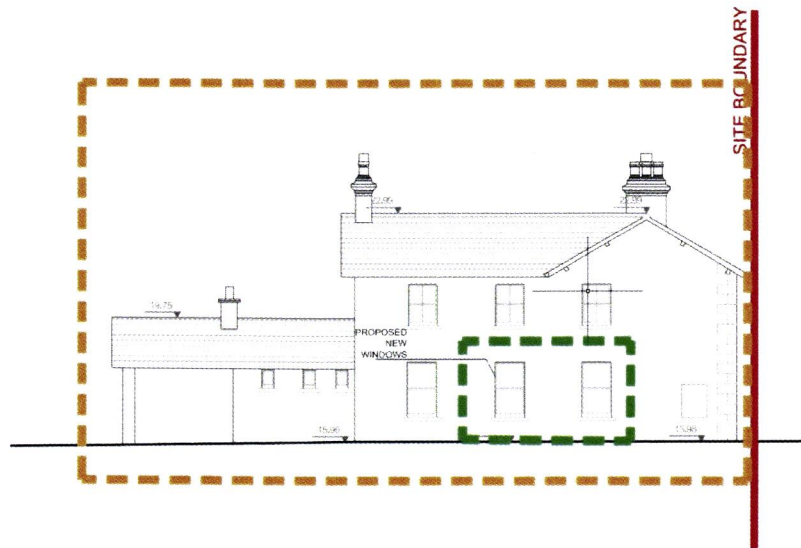


Reference Image 07: Existing elevation of Rockingham House and Unit 3

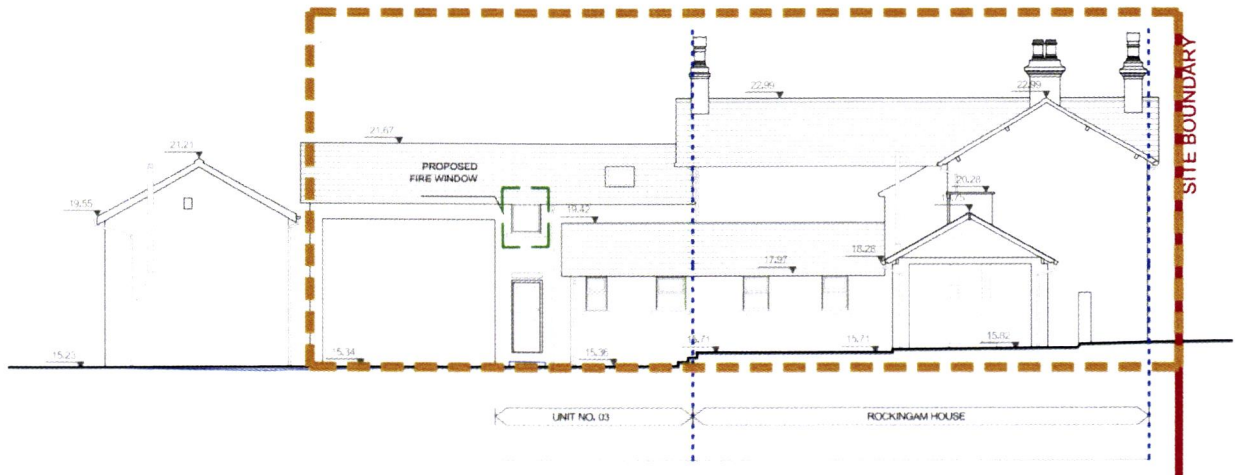




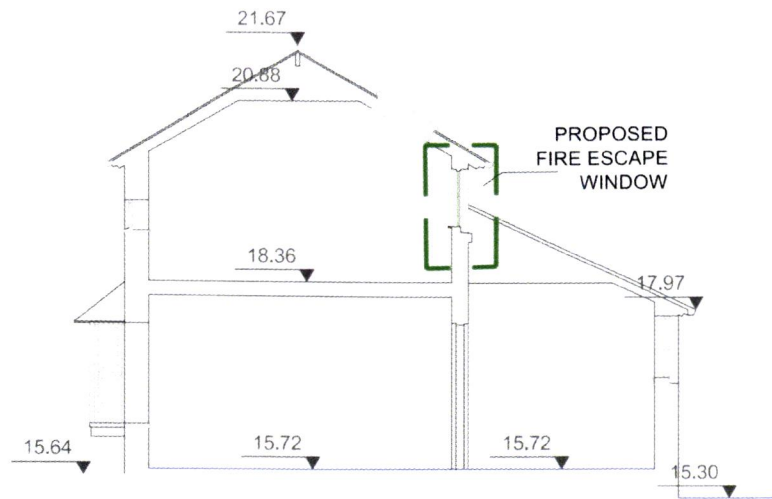
Reference Image 10: Proposed elevation Rockingham House and Unit 3



Reference Image 11: Proposed side elevation Rockingham House, side windows, proposed



Reference Image 12: Proposed rear elevation Rockingham House and Unit 3



Reference Image 13: Proposed Cross Section, Unit 3, Proposed Window

#### **4.0 Conclusion**

Based on the information above and taking the accompanying information into consideration, on behalf of our client, we ask that Wicklow County Council formally acknowledge and approve this Section 5 application to confirm that the proposed is exempted development.

Please do not hesitate to get in contact should further information be required.



COMHAIRLE CONTAE CHILL MCHANTÁIN  
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe  
Planning, Economic and Rural Development

Áras An Chontae / County Buildings  
Cill Mhantáin / Wicklow  
Guthán / Tel: (0404) 20148  
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Rphost / Email: [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

28<sup>th</sup> of April 2026

Paul Moran  
4 The Mall  
Main Street  
Lucan Village  
Co. Dublin

Re: Planning & Development (Amendment) (No 2) Regulations 2018  
Change of use of existing structures used as shop, financial/professional services/office  
or as a Residential club/guesthouse/hostel to residential use.  
Class 1, 2, 3 or 6 of Part 4 to Schedule 1 Planning & Development Regulations 2001 as  
amended.

Applicant: Beakonbell Limited, change of used of premises at Unit no. 3 Rockingham &  
Rockingham House, Rockingham, Newcastle Co. Wicklow, A63 X079 & A63 PY29 to 2  
Residential units

NOTIFICATION NO 54

A Chara,

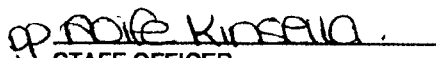
I wish to acknowledge receipt of your notification received on the 27<sup>th</sup> of April 2026 with regard  
to the change of use of the above premises to residential use.

Please find attached copy of the Planning & Development (Amendment) (No 2) Regulations 2018  
and Planning & Development (Exempted Development) Regulations 2022. It is noted that you  
are declaring that you are fully compliant with these Regulations which are subject to numerous  
conditions and caveats. Please be aware that the Planning Authority has not carried out an  
examination for compliance of the proposed change of use with these Regulations.

If you wish the Planning Authority to examine whether or not you meet the exemptions set out  
under the Regulations, you must make a Section 5 Referral to the Planning Authority, further  
details which are available on the Council's website at  
<https://www.wicklow.ie/Living/Services/Planning/Planning-applications/Exempted-development>.  
The Section 5 referral should include sufficient details in order to assess the proposal.  
Alternatively you may wish to seek your own independent planning advice in relation to this  
exemption.

The Planning Authority will enter on record this notification which shall be available for inspection  
at the office of the Planning Authority during its office hours and on the Planning Authority's  
website.

Mise le meas



STAFF OFFICER  
PLANNING, DEVELOPMENT & ENVIRONMENT  
Encl.



Wicklow County Council  
County Buildings  
Wicklow  
0404-20100

10/06/2026 10 01 13

Receipt No L1/0/364965

CDP ARCHITECTURE  
4 THE MALL  
MAIN STREET  
LUCAN VILLAGE  
CO DUBLIN  
K78 V9R6

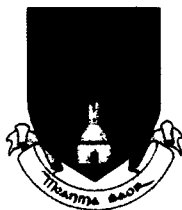
PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non vatable	

Total 80 00 EUR

Tendered  
Cheque 80 00  
UNIT 3 ROCKINGHAM HOUSE NEWCAS

Change 0 00

Issued By Tom Byrne  
From Customer Service Hub  
Vat reg No 0015233H



Wicklow County Council  
County Buildings  
Wicklow  
Co Wicklow  
Telephone 0404 20148  
Fax 0404 69462

Office Use Only

Date Received \_\_\_\_\_

Fee Received \_\_\_\_\_

APPLICATION FORM FOR A  
DECLARATION IN ACCORDANCE WITH SECTION 5 OF THE PLANNING &  
DEVELOPMENT ACTS 2000(AS AMENDED) AS TO WHAT IS OR IS NOT  
DEVELOPMENT OR IS OR IS NOT EXEMPTED DEVELOPMENT

**1. Applicant Details**

(a) Name of applicant: Beakonbell Limited

Address of applicant: 38 Dawson Street, Dublin 2, D02 AW24.

Note Phone number and email to be filled in on separate page.

**2. Agents Details (Where Applicable)**

(b) Name of Agent (where applicable): CDP Architecture

Address of Agent: 4, The Mall, Main Street, Lucan Villages, Co. Dublin, K78V9R6

Note Phone number and email to be filled in on separate page.

### **3. Declaration Details**

Location of Development subject of Declaration: **Rockingham House & unit no. 3 at Rockingham, Newcastle, County Wicklow, A63 X079 & A63 PY29.**

---

i. Are you the owner and/or occupier of these lands at the location under i. above?  
✓Yes/ No.

iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier N/A

---

iv. Section 5 of the Planning and Development Act provides that: If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, an payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5:

1. This request seeks a formal declaration under Section 5 of the Planning and Development Act 2000 (as amended) to determine whether the following is development and/or exempted development:

The proposed change of use of existing workshop/offices to a 1-bed residential unit no. 3 and the proposed change of use of existing Exhibition/ Café/ Gallery/ kitchen & offices to a 4-bed residential unit Rockingham House.

- Consists of internal alterations and refurbishment works, with no increase in floor area and no structural change keeping existing footprint at ground and first floor, and minor external alterations to the existing building;
- Unit 3 existing structure remains as is to provide 1-bed own door dwelling;
- The existing Rockingham House structure remains as is to provide 4-bed own door dwelling;
- The existing building is vacant over for more than 2 years;
- No Fire Cert requirements.

*Additional details may be submitted by way of separate submission.*

Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration:

- Class 3 of Schedule 2: Part 4 of the Planning and Development Regulations 2001 (as amended) - existing workshop & offices to a 1-bed residential unit no. 3;
- Class 3 & 10 of Schedule 2: Part 4 of the Planning and Development Regulations 2001 (as amended) - existing Exhibition/ Café/ Gallery/ kitchen & offices to a 4-bed residential unit Rockingham House;
- Article 10(6)(a) Exemption Change of use from Commercial to Residential.


*Additional details may be submitted by way of separate submission.*

vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure (or proposed protected structure)? No

vii. List of Plans, Drawings submitted with this Declaration Application:

- Wicklow County Council Section 5 Application Form;
- Application Fee - **Cheque €80;**
- Architects Issue Sheet;
- Site Location Map as prepared by CDP Architecture;
- **Architect's Drawings as per the Architects issue sheet;**
- Acknowledge receipt issued by Wicklow Co. Co. on 28.04.2026 - Article 10(6) Change of Use Exemption (S.I. 75 of 2022) - Notification no. 54

viii. Fee of € 80 Attached? Yes.

Signed:  Dated: 09.06.2026  
Paolo Trolese  
Director on behalf of CDP Architecture  
cc Applicant / Client

### **Additional Notes :**

As a guide the minimum information requirements for the most common types of referrals under Section 5 are listed below:

- A. Extension to dwelling - Class 1 Part 1 of Schedule 2
- Site Location Map
  - Floor area of structure in question - whether proposed or existing.
  - Floor area of all relevant structures e.g. previous extensions.
  - Floor plans and elevations of relevant structures.
  - Site Layout Plan showing distance to boundaries, rear garden area, adjoining dwellings/structures etc.

B. Land Reclamation -

The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 2000 (as amended) there is a certification process with respect to land reclamation works as set out under the European Communities (Environmental Impact Assessment) (Agriculture) Regulations 2011 S.I. 456 of 2011. You should therefore seek advice from the Department of Agriculture, Fisheries and Food.

Any Section 5 Declaration should include a location map delineating the location of and exact area of lands to be reclaimed, and an indication of the character of the land.

C. Farm Structures - Class 6 -Class 10 Part 3 of Schedule 2.

- Site layout plan showing location of structure and any adjoining farm structures and any dwellings within 100m of the farm structure.
- Gross floor area of the farm structure
- Floor plan and elevational details of Farm Structure and Full details of the gross floor area of the proposed structure.
- Details of gross floor area of structures of similar type within the same farmyard complex or within 100metres of that complex.

# Planning Pack Map



**CENTRE COORDINATES:**  
ITM 729710,704122

**PUBLISHED:** 19/08/2022 **ORDER NO.:** 50286530\_1

**MAP SERIES:** 1:2,500 **MAP SHEETS:** 3848-A

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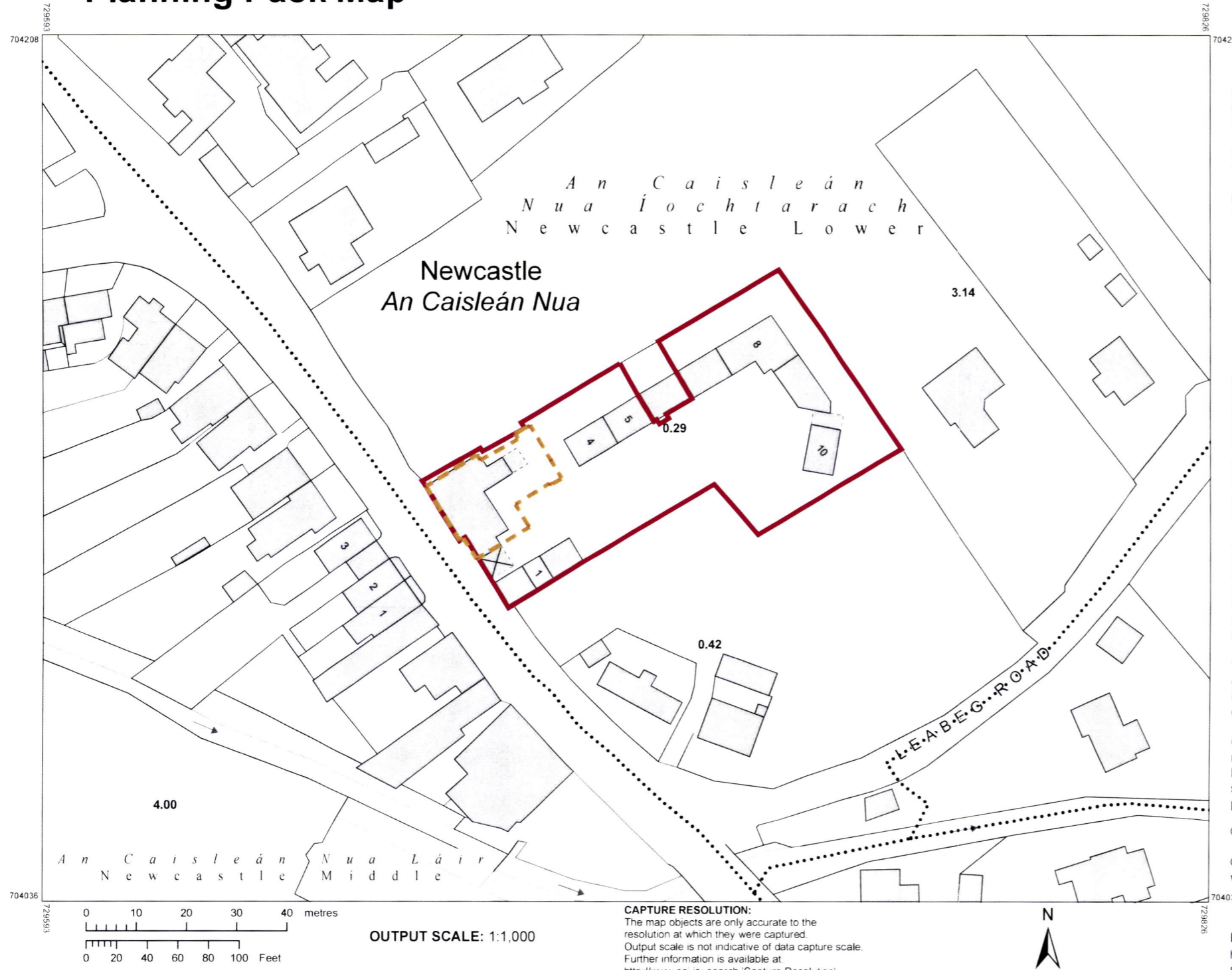
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**LEGEND:**  
<http://www.osi.ie>  
search 'Large Scale Legend'

NOTES:

SITE BOUNDARY   
AREA SUBJECT TO THIS  
PLANNING APPLICATION 



**CAPTURE RESOLUTION:**  
The map objects are only accurate to the  
resolution at which they were captured.  
Output scale is not indicative of data capture scale.  
Further information is available at:  
<http://www.osi.ie> search 'Capture Resolution'

**OUTPUT SCALE: 1:1,000**

**SITE LOCATION MAP (URBAN PLACE MAP) POSITION OF SITE NOTICE**  
ROCKINGHAM, NEWCASTLE, CO. WICKLOW  
Scale 1:1000

DATE	REV	ISSUED FOR	BY
00.00.00	A	Issued for	A.A

**CDP Architecture**  
4, The Mall, Main Street,  
Lucan Village, Co. Dublin,  
K78 V9R6  
T: 01 83 14488  
E: info@cdparchitecture.ie  
W: www.cdp-architecture.com

<b>CLIENT</b> BEAKONBELL LIMITED		
<b>PROJECT DETAILS</b> PROPOSED CHANGE OF USE APPLICATION AT ROCKINGHAM, NEWCASTLE ROAD, CO. WICKLOW		
<b>DRAWING TITLE</b> SITE LOCATION MAP (URBAN PLACE MAP)		
<b>PURPOSE</b> SECTION 5		
<b>DRAWN BY</b> A.G	<b>REVIEWED BY</b> V.B	
<b>SCALE</b> 1:1000	<b>SHEET SIZE</b> A3	<b>DATE</b> JUNE 2026
<b>JOB NO.</b> 2022_083	<b>PURPOSE NO.</b> 3.1	<b>DRAWING NO. REVISION</b> 001 A

EXISTING SITE LAYOUT PLAN WITH GROUND FLOOR PLAN  
SCALE 1:200



GROUND FLOOR KEY PLAN  
N.T.S.

**LEGEND**

SITE BOUNDARY ———

AREA SUBJECT TO THIS SECTION 5 APPLICATION - - - - -

**SCHEDULE OF UNITS**

**ROCKINGHAM HOUSE - 4 BED (7 PERSON)**

Ground Floor	122.22 sq.m
First Floor	86.66 sq.m
<b>TOTAL GIFA</b>	<b>208.88 SQM</b>

**UNIT 3 - 1 BED (2PERSON)**

Ground Floor	33.3 sq.m
First Floor	20.2 sq.m
<b>TOTAL GIFA</b>	<b>53.5 SQM</b>



REV	DATE	DRN	NOTES

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES.  
VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS IMMEDIATELY.  
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION.  
THIS DRAWING IS COPYRIGHT AND MAY ONLY BE REPRODUCED WITH THE ARCHITECTS PERMISSION.

**CDP Architecture**  
Designers - Planning - Interiors - Project Management

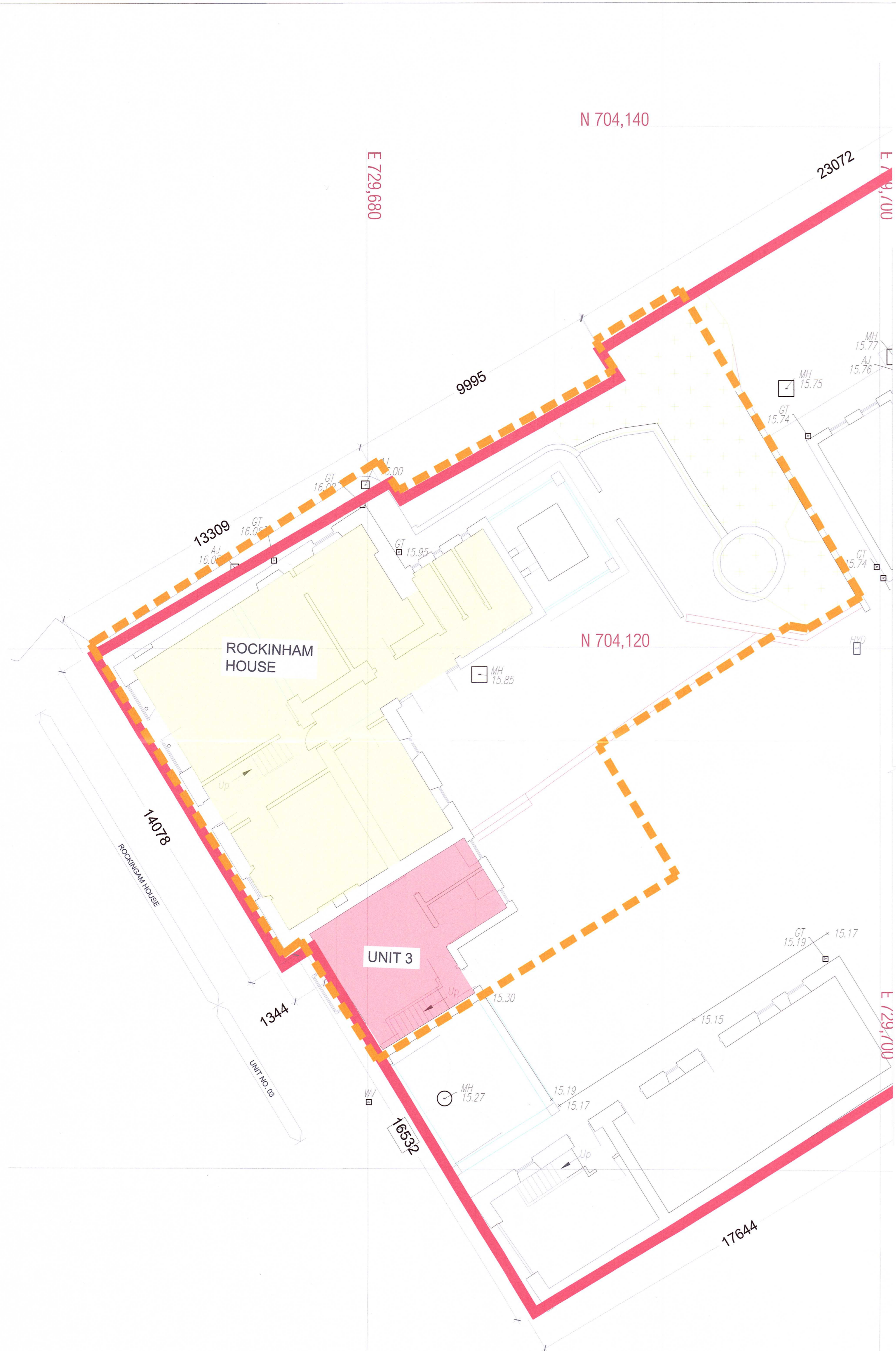
4, The Mall, Main Street,  
Lucan Village, Co. Dublin,  
K78 V9R8  
T: 01 6214488  
E: info@cdparchitecture.ie  
W: www.cdp-architecture.com

**SECTION 5**

JOB	DATE
PROPOSED CHANGE OF USE APPLICATION AT ROCKINGHAM, NEWCASTLE ROAD CO. WICKLOW	JUNE 2026
CLIENT	DRN
BEAKONBELL LTD	KA / AG

DRAWING TITLE	SCALE
EXISTING SITE LAYOUT PLAN WITH GROUND FLOOR PLAN	1:200 @ A1

JOB NUMBER	DRAWING NUMBER	REVISION
2022_083	3.1.100	



EXISTING GROUND FLOOR PLAN - UNITS 3 & ROCKINGHAM HOUSE  
SCALE 1:100



EXISTING FIRST FLOOR PLAN - UNITS 3 & ROCKINGHAM HOUSE  
SCALE 1:100



KEY PLAN  
N.T.S.

**LEGEND**  
 SITE BOUNDARY [Red dashed line]  
 AREA SUBJECT TO THIS SECTION 5 APPLICATION [Orange dashed line]

**SCHEDULE OF UNITS**

<b>ROCKINGHAM HOUSE - 4 BED (7 PERSON)</b>	
Ground Floor	122.22 sq.m
First Floor	86.66 sq.m
<b>TOTAL GIFA</b>	<b>208.88 SQM</b>
<b>UNIT 3 - 1 BED (2person)</b>	
Ground Floor	33.3 sq.m
First Floor	20.2 sq.m
<b>TOTAL GIFA</b>	<b>53.5 SQM</b>

REV	DATE	DRN	NOTES

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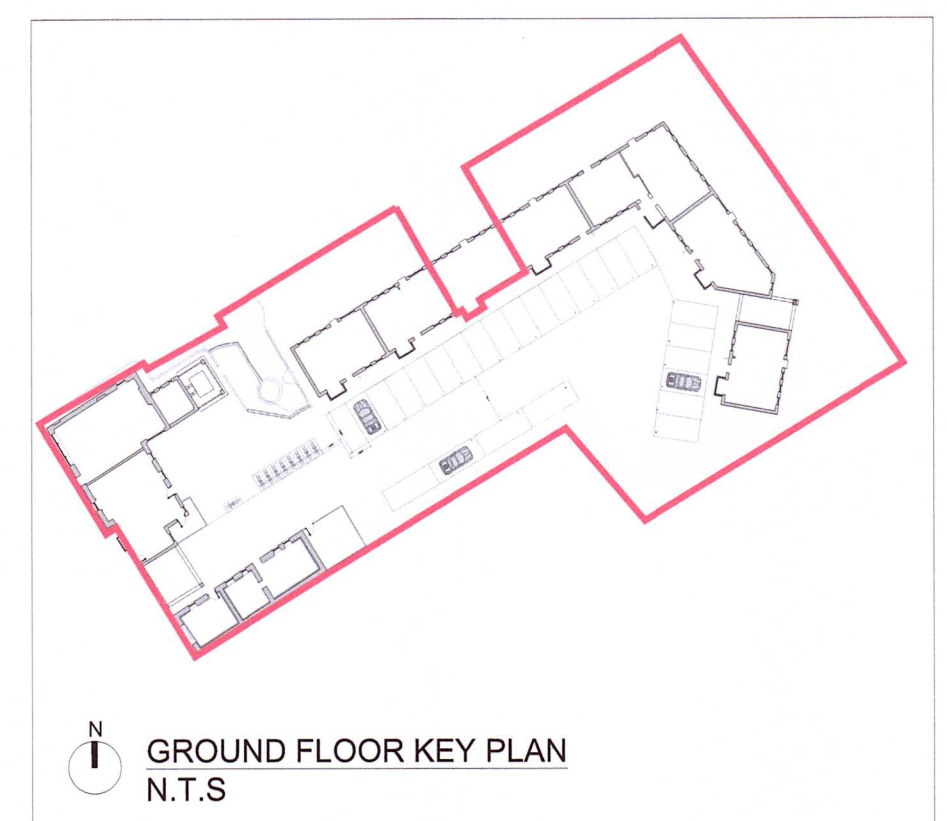
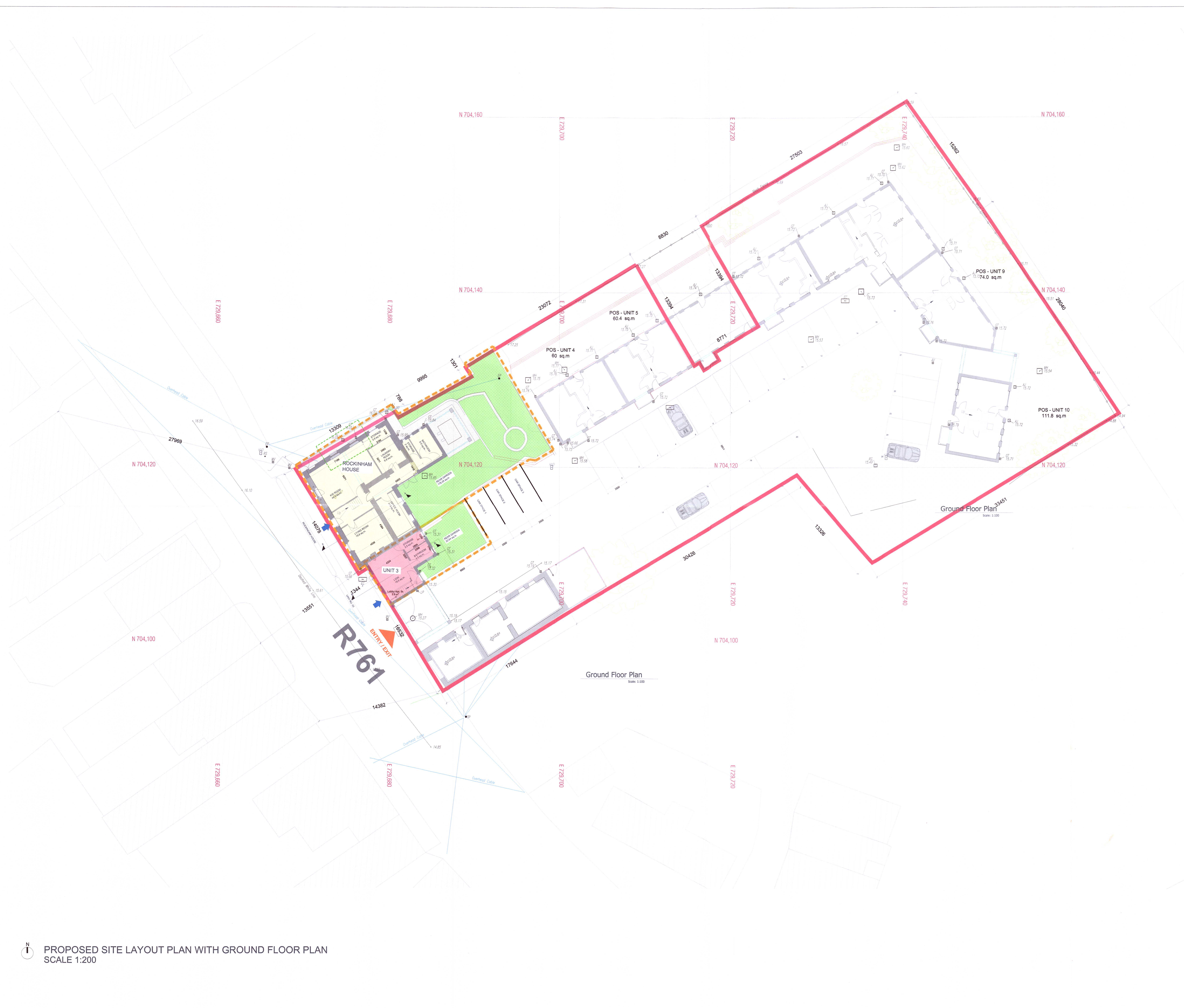
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**SECTION 5**

JOB: PROPOSED CHANGE OF USE APPLICATION AT ROCKINGHAM, NEWCASTLE ROAD CO. WICKLOW  
 CLIENT: BEAKONBELL LTD  
 DATE: JUNE 26  
 DRN: MJ

DRAWING TITLE: EXISTING GROUND AND FIRST FLOOR PLAN UNIT 3 AND ROCKINGHAM HOUSE  
 SCALE: 1:100 @ A1

JOB NUMBER	DRAWING NUMBER	REVISION
2022_083	3.1.200	



**LEGEND**

SITE BOUNDARY ———

AREA SUBJECT TO THIS SECTION 5 APPLICATION - - - - -

**SCHEDULE OF UNITS**

**ROCKINGHAM HOUSE - 4 BED (7 PERSON)**

Ground Floor	122.22 sq.m
First Floor	86.66 sq.m
<b>TOTAL GIFA</b>	<b>208.88 SQM</b>

**UNIT 3 - 1 BED (2person)**

Ground Floor	33.3 sq.m
First Floor	20.2 sq.m
<b>TOTAL GIFA</b>	<b>53.5 SQM</b>

**PROPOSED CHANGES** - - - - -

PROPOSED SITE LAYOUT PLAN WITH GROUND FLOOR PLAN  
SCALE 1:200

Ground Floor Plan  
Scale: 1:100

Ground Floor Plan  
Scale: 1:100

REV	DATE	DRN	NOTES

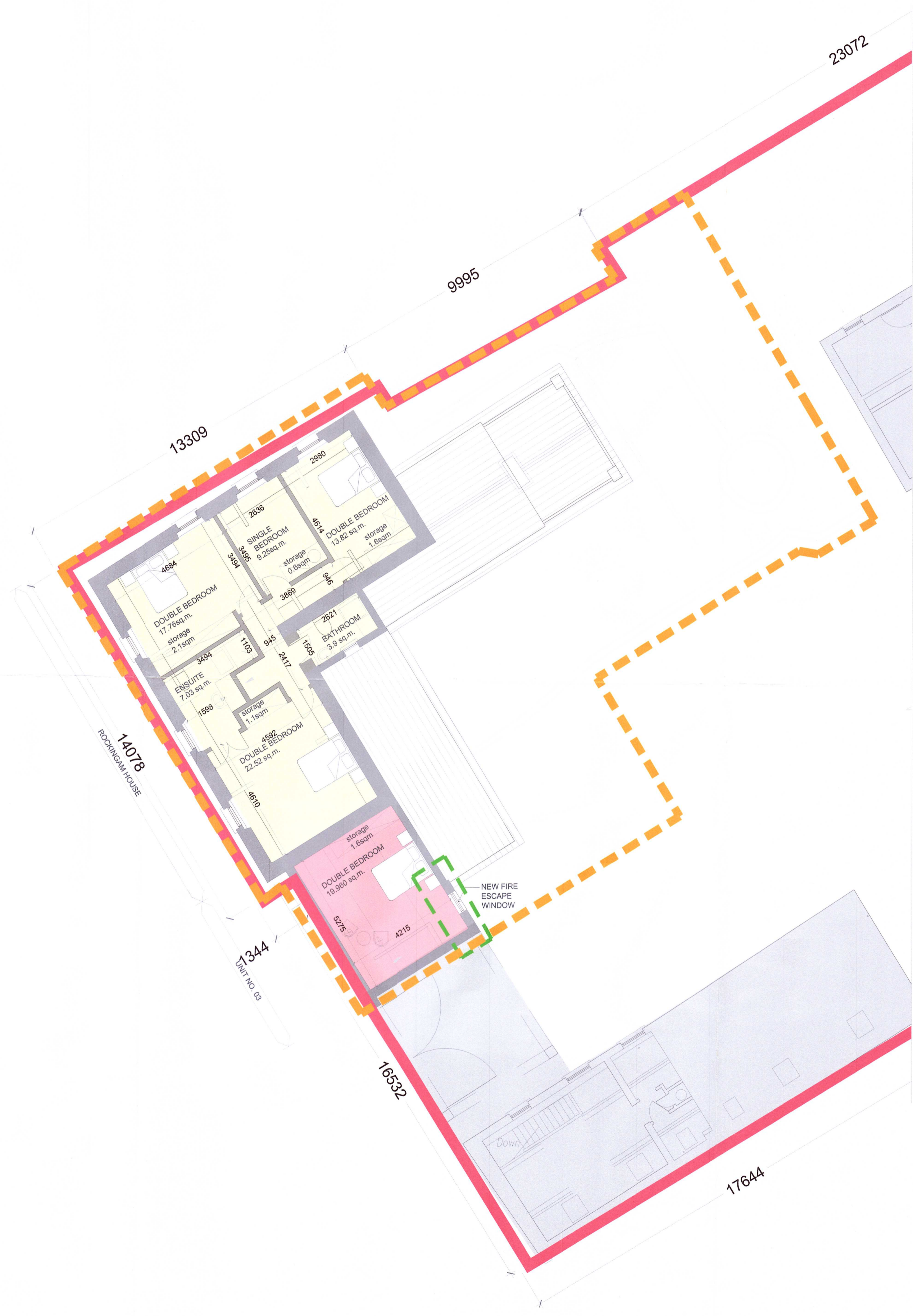
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SECTION 5		
JOB	DATE	
PROPOSED CHANGE OF USE APPLICATION AT ROCKINGHAM, NEWCASTLE ROAD CO. WICKLOW	JUNE 2026	
CLIENT	DRN	
BEAKONBELL LTD	KA / AG	
DRAWING TITLE	SCALE	
PROPOSED SITE LAYOUT PLAN WITH GROUND FLOOR PLAN	1:200 @ A1	
JOB NUMBER	DRAWING NUMBER	REVISION
2022_083	3.1.101	



PROPOSED GROUND FLOOR PLAN - UNITS 3 & ROCKINGHAM HOUSE  
SCALE 1:100



PROPOSED FIRST FLOOR PLAN - UNITS 3 & ROCKINGHAM HOUSE  
SCALE 1:100



KEY PLAN  
N.T.S

- LEGEND
- SITE BOUNDARY ———
  - PROPOSED CHANGES - - - - -
  - AREA SUBJECT TO THIS SECTION 5 APPLICATION - - - - -

SCHEDULE OF UNITS

ROCKINGHAM HOUSE - 4 BED (7 PERSON)	
Ground Floor	122.22 sq.m
First Floor	86.66 sq.m
<b>TOTAL GIFA</b>	<b>208.88 SQM</b>
UNIT 3 - 1 BED (2PERSON)	
Ground Floor	33.3 sq.m
First Floor	20.2 sq.m
<b>TOTAL GIFA</b>	<b>53.5 SQM</b>

REV	DATE	DRN	NOTES

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**SECTION 5**

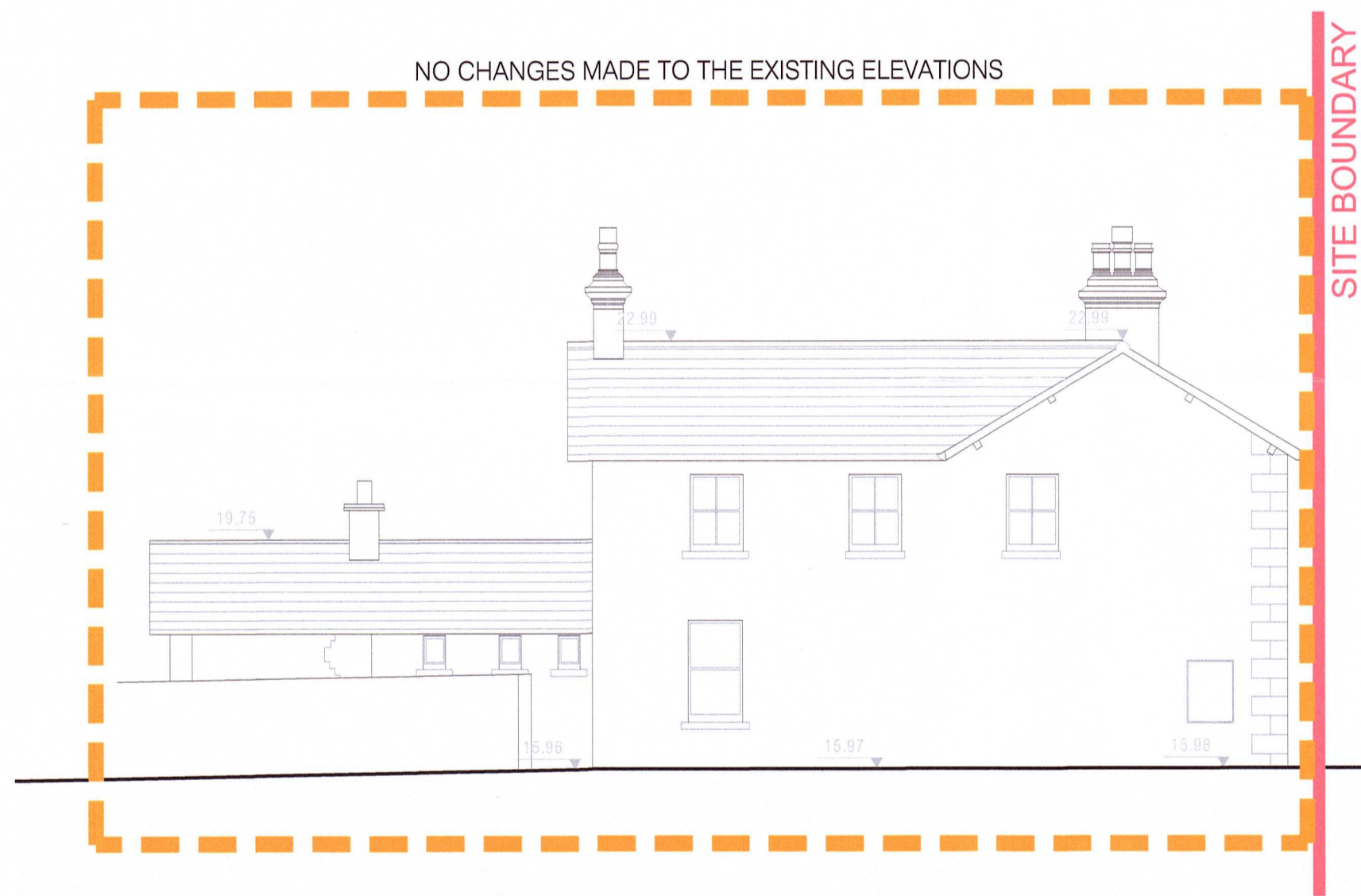
JOB	DATE	
PROPOSED CHANGE OF USE APPLICATION AT ROCKINGHAM, NEWCASTLE ROAD CO. WICKLOW	JUNE 26	
CLIENT	DRN	
BEAKONBELL LTD	MJ	
DRAWING TITLE	SCALE	
PROPOSED GROUND AND FIRST FLOOR PLAN UNIT 3 AND ROCKINGHAM HOUSE	1:100 @ A1	
JOB NUMBER	DRAWING NUMBER	REVISION
2022_083	3.1.201	



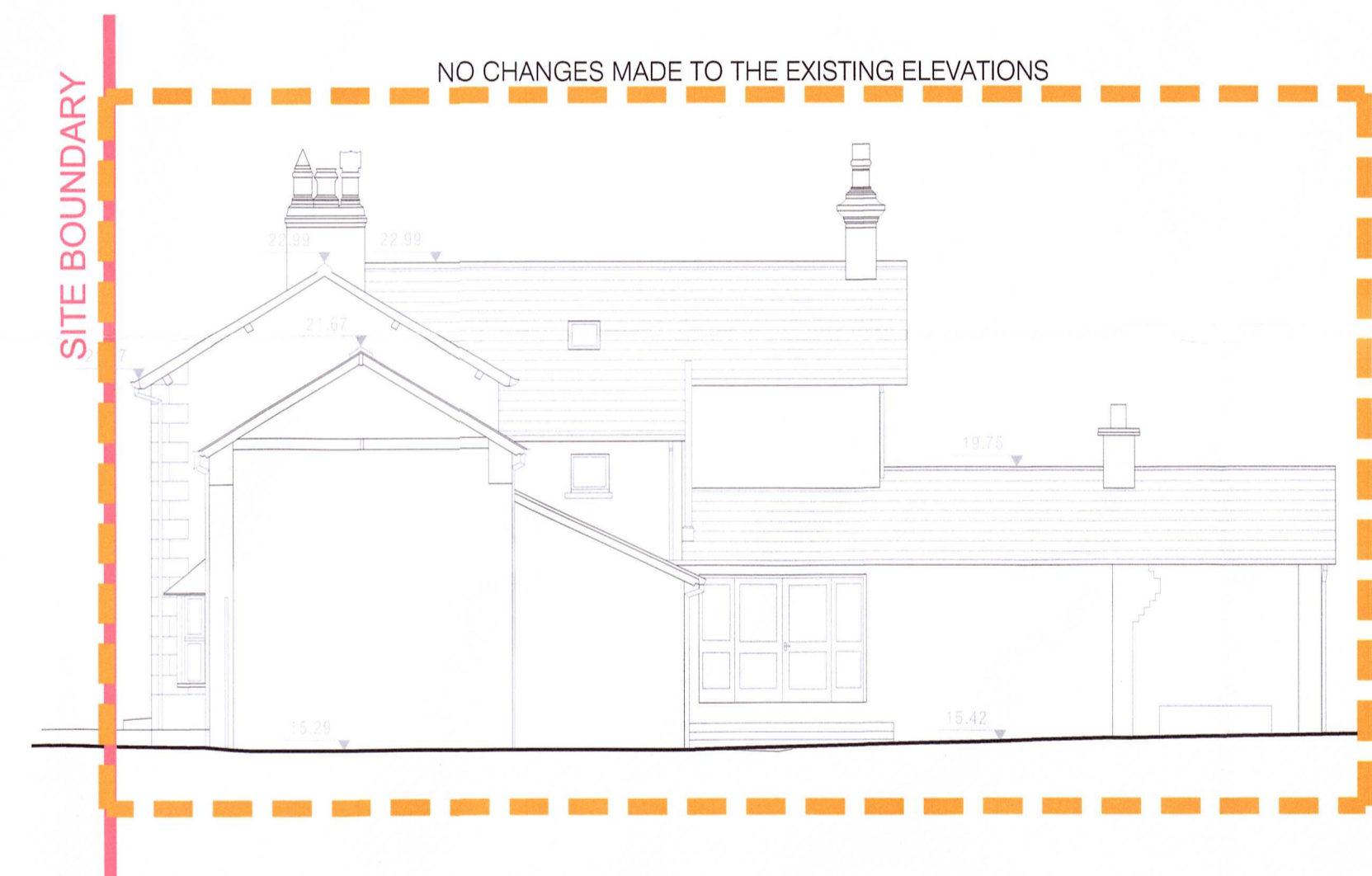
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SCALE 1:100



EXISTING ELEVATION 2-2  
SCALE 1:100



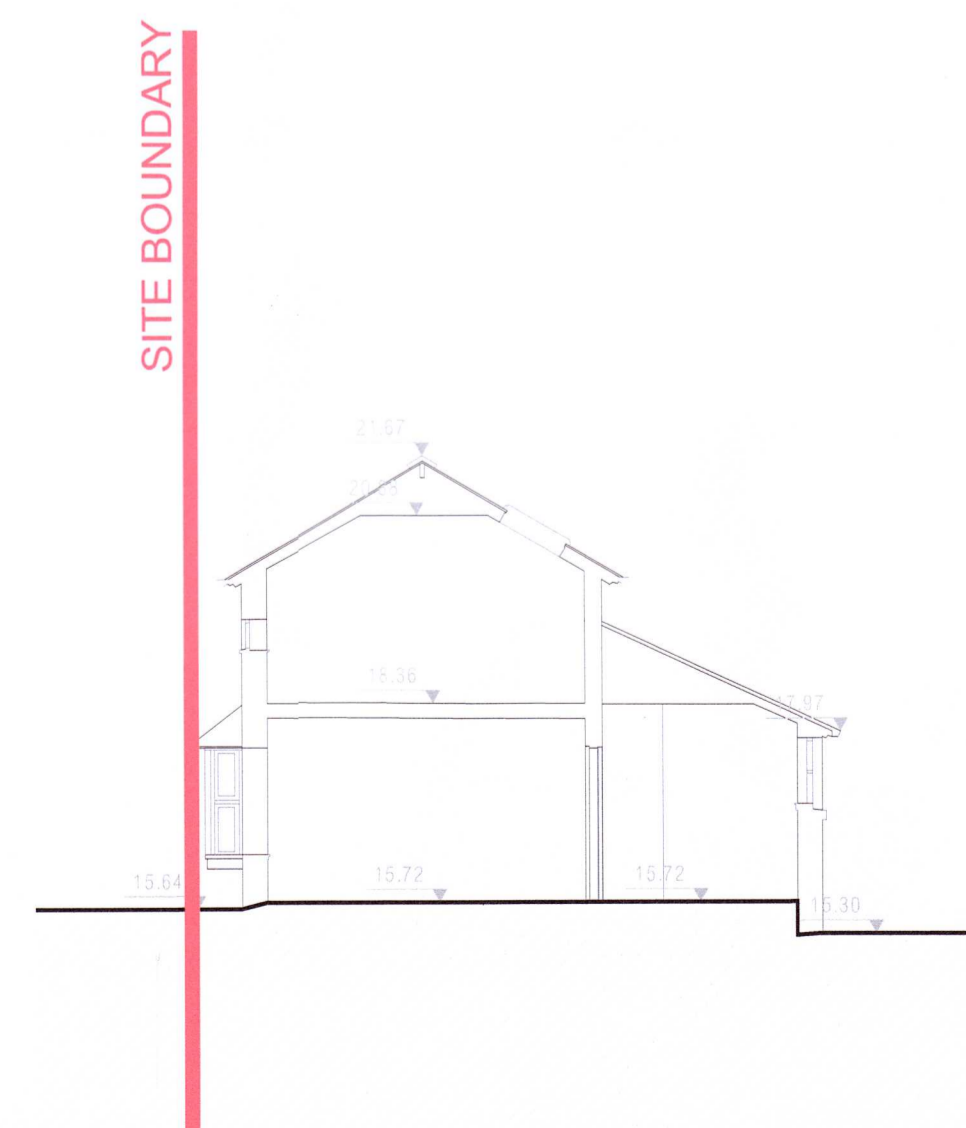
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SCALE 1:100



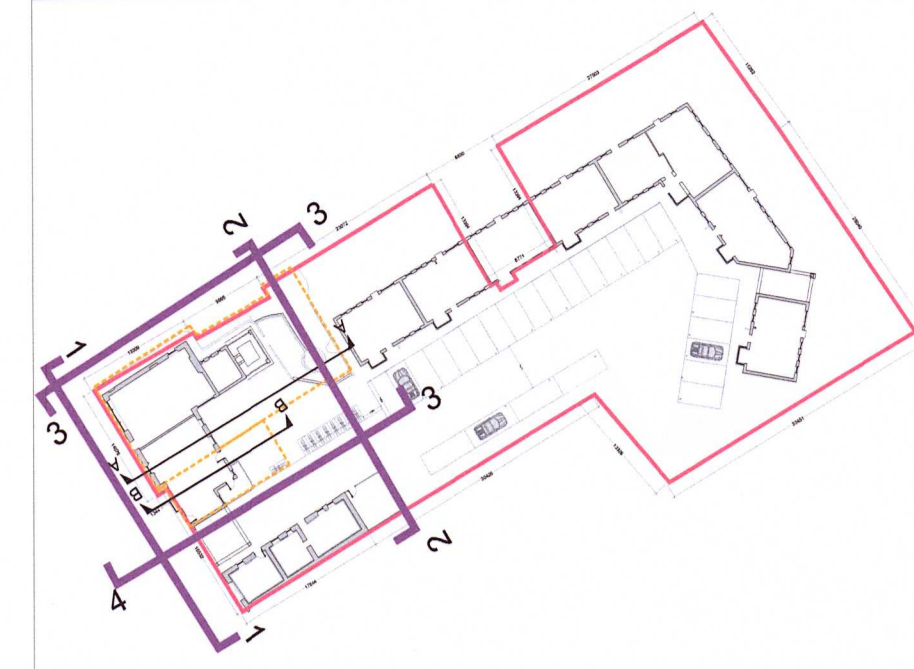
EXISTING ELEVATION 4-4  
SCALE 1:100



EXISTING SECTION A-A  
SCALE 1:100



EXISTING SECTION B-B  
SCALE 1:100



KEY PLAN  
N.T.S

LEGEND

- SITE BOUNDARY ———
- AREA SUBJECT TO THIS SECTION 5 APPLICATION - - - - -
- UNIT SEPARATION - - - - -

REV	DATE	DRN	NOTES

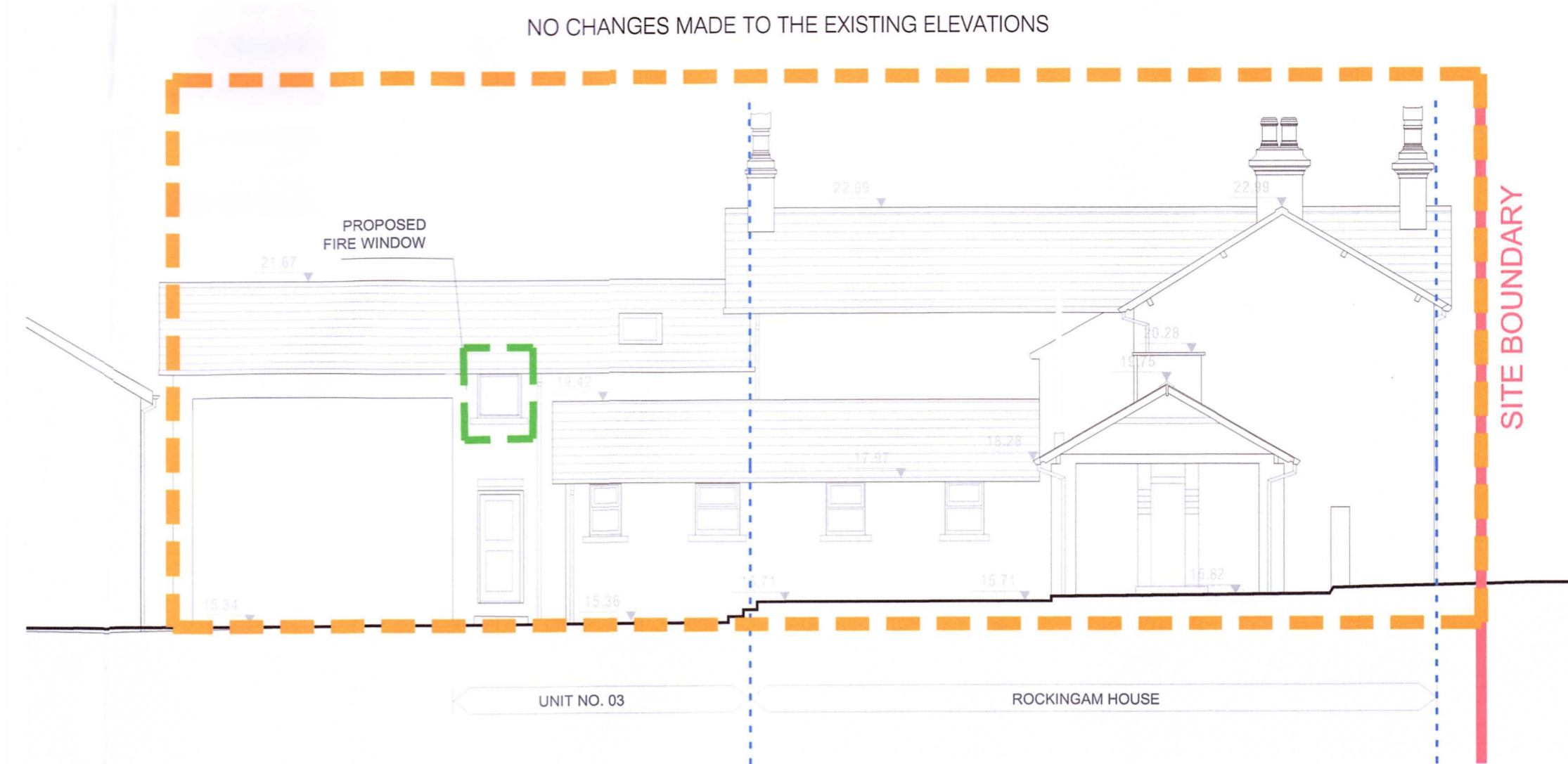
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SECTION 5		
JOB	DATE	
PROPOSED CHANGE OF USE APPLICATION	JUNE 2026	
AT ROCKINGHAM, NEWCASTLE ROAD		
CO. WICKLOW		
CLIENT	DRN	
BEAKONBELL LTD	KA / AG	
DRAWING TITLE	SCALE	
EXISTING SECTIONS AND ELEVATIONS	1:100 @ A1	
UNIT 3 AND ROCKINGHAM HOUSE		
JOB NUMBER	DRAWING NUMBER	REVISION
2022_083	3.1.400	



PROPOSED ELEVATION 1-1  
SCALE 1:100



PROPOSED ELEVATION 2-2  
SCALE 1:100



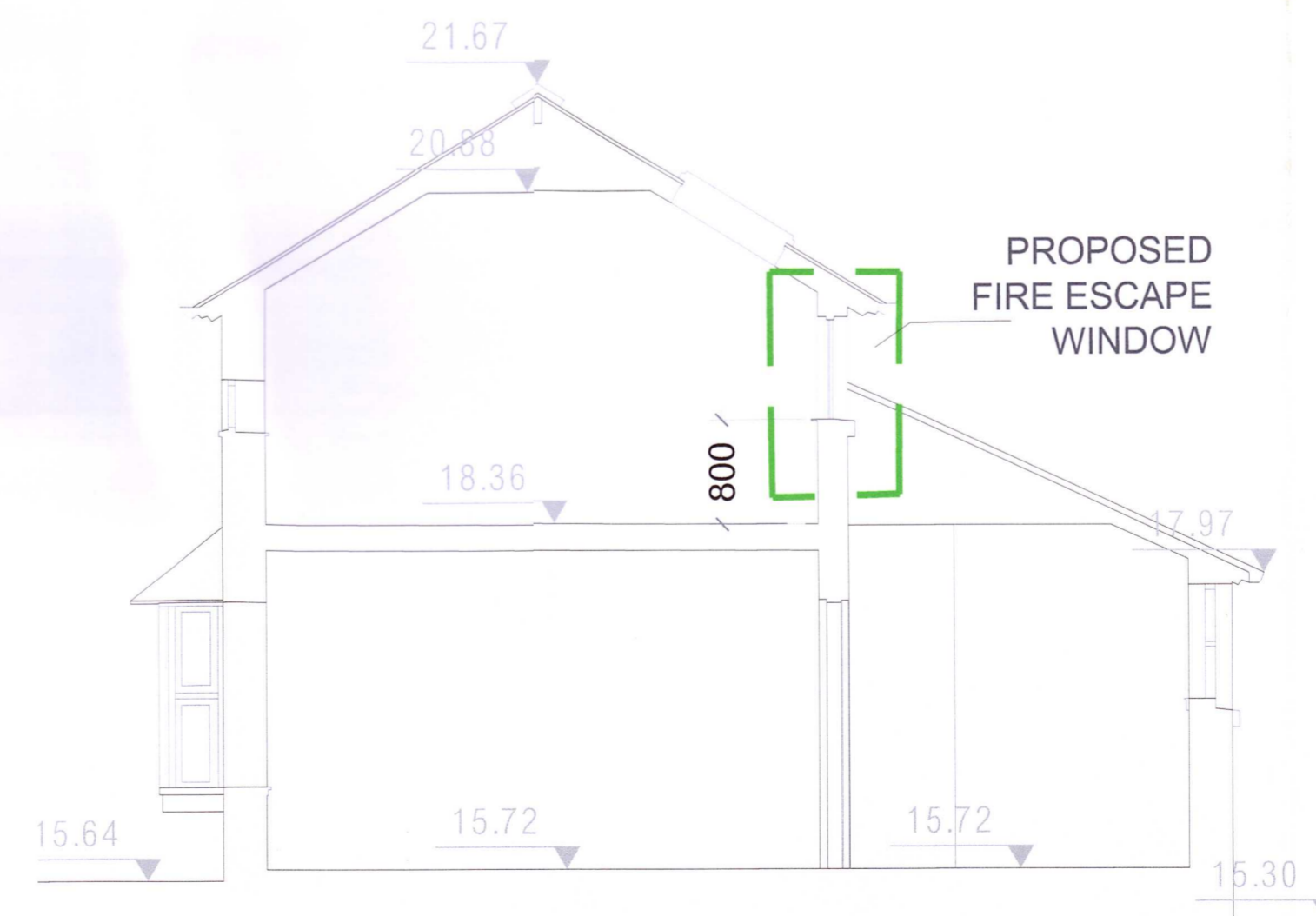
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SCALE 1:100



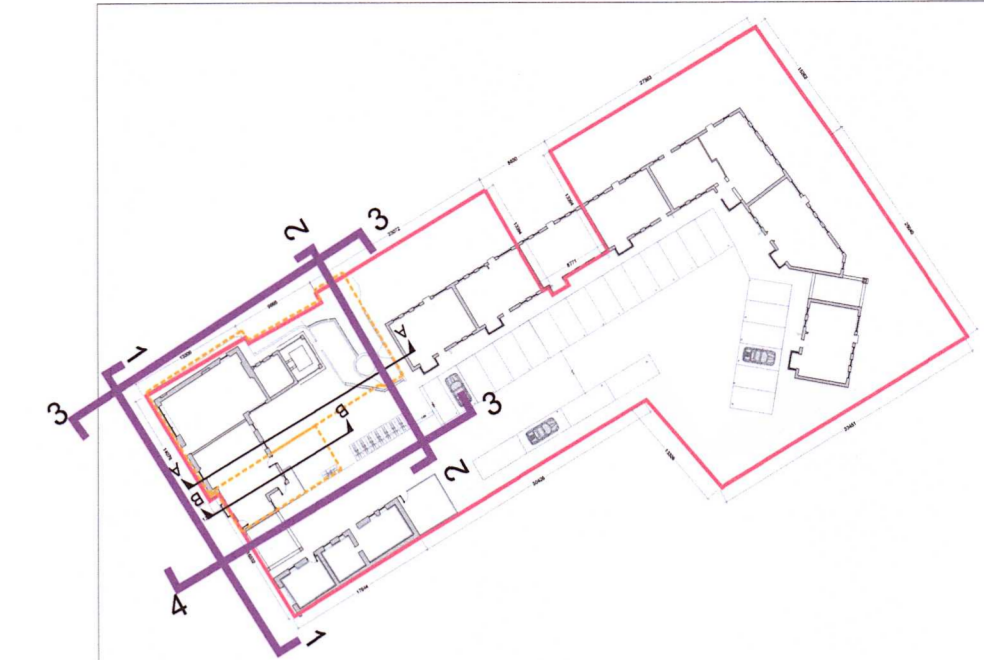
PROPOSED ELEVATION 4-4  
SCALE 1:100



PROPOSED SECTION A-A  
SCALE 1:100



PROPOSED SECTION B-B  
SCALE 1:50



KEY PLAN  
N.T.S.

LEGEND

SITE BOUNDARY	
AREA SUBJECT TO THIS SECTION 5 APPLICATION	
UNIT SEPARATION	
PROPOSED CHANGES	

REV	DATE	DRN	NOTES

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SECTION 5		
JOB	PROPOSED CHANGE OF USE APPLICATION AT ROCKINGHAM, NEWCASTLE ROAD CO. WICKLOW	DATE JUNE 2026
CLIENT	BEAKONBELL LTD	DRN KA / AG
DRAWING TITLE	PROPOSED SECTIONS AND ELEVATIONS UNIT 3 AND ROCKINGHAM HOUSE	SCALE 1:100 @ A1
JOB NUMBER	2022_083	DRAWING NUMBER 3.1.401
REVISION		